

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property historic name Ginter Park Terrace Historic District

other names/site number VDHR # 127-5678

2. Location street & number 3000 blks. of Hawthorne, Noble, Moss Side, Montrose and Edgewood Avenues

not for publication N/A

city or town Richmond vicinity N/A

state Virginia code VA county (Independent City) code 760 zip code 23222

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant

☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Director, Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.

- ☐ determined eligible for the
National Register
☐ See continuation sheet.

- ☐ determined not eligible for the
National Register
☐ removed from the National
Register

- ☐ other (explain) _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Non-contributing

286	10	buildings
1	0	sites
0	0	structures
0	0	objects
287	10	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Streetcar Suburbs in Northside Richmond, Virginia

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

COMMERCE/TRADE: Specialty store; professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival, Tudor Revival, Mediterranean

Revival, Dutch Colonial

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation brick

walls frame

stucco

roof shingle (composition & slate), rolled tile

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of SignificanceApplicable National Register Criteria

Areas of Significance

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

(Enter categories from instructions)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

ARCHITECTURE

- ☐ **B** Property is associated with the lives of persons significant in our past.

COMMUNITY PLANNING & DEVELOPMENT

- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

TRANSPORTATION

- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Period of Significance

1913-1952

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Significant Dates

1913

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record# _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository :

Acreage of Property 38 acres

1	18_____	284060_____	4160930_____	3	18_____	284700_____	4161330_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	18_____	284100_____	4161100_____	4	18_____	284680_____	4160880_____

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 200137127; and the Office of Management and Budget, Paperwork Reduction Project (10240018), Washington, DC 20503.

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Ginter Park Terrace Historic District (127-5678)
Richmond (Independent City), VA

Summary Description:

Ginter Park Terrace is one of several streetcar suburbs developed in the north side suburban areas (referred to as Northside) of the city of Richmond, Virginia, in the second decade of the twentieth century. The neighborhood takes its name from the adjacent Ginter Park, a neighborhood of suburban estates developed in the late nineteenth century by Major Lewis Ginter, a prominent tobacconist. The neighborhood was subdivided and platted in 1913 adjacent to the streetcar line. The wedge-shaped tract is bounded by Ladies Mile Road on the west and north, Edgewood Avenue on the east and Brookland Park Boulevard on the south. Ginter Park Terrace has clear boundaries and Pollard Park, at the western edge, forms a gateway from Chamberlayne Avenue and serves as a transition from commercial uses to the residential neighborhood. Edgewood Avenue delineates the start of more intense commercial development along Brookland Park Boulevard and Ladies Mile Road separates the smaller and more closely placed dwellings of Ginter Park Terrace from the large lots and grand houses of Ginter Park. Although there are a few two-family and multi-family residences, single-family dwellings predominate. The houses are oriented east to west facing narrow tree-lined streets. American Foursquare plan houses with Craftsman, Colonial, Dutch, Mediterranean and Tudor Revival-style influences are randomly placed throughout the neighborhood creating a dynamic visual experience of various styles, colors and textures. The district contains 297 resources. There are 165 contributing dwellings, 6 of which are duplexes, and five noncontributing dwellings. There are also two noncontributing buildings housing businesses on the Brookland Park Boulevard edge of the district. There are 121 contributing garages; three noncontributing garages; and one contributing site, Pollard Park.

Detailed Description:

The predominant building type found in Ginter Park Terrace and the Northside streetcar suburban areas in general is residential in nature. "Unlike the rigid town house, which was restrained by the straightjacket of small city lots, the suburban house could be free and informal, with sun porches and verandas opening onto gardens on all sides. The townhouse was a simple rectangular box; the suburban house could have wings disposed in a free form manner. While the town house was typically brick, the suburban house could be wooden."¹ The size and exuberance of the buildings were restricted only by lot size. The new neighborhoods had a homogeneous look about them that would characterize most subsequent twentieth-century American suburban building. In these Northside neighborhoods the American Foursquare became a framework upon which to hang the stylistic embellishments of the eclectic, revival styles of the early to

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mid-twentieth century. Interspersed are examples of Craftsman houses as well as later Colonial Revivals from the mature years of the neighborhoods.

The Ginter Park Terrace Historic District exemplifies architectural styles, which “speak” the language of social reform developing during the early part of the twentieth century, from the late teens until the 1930s. During this era the architectural styles and interior design of the late nineteenth century were often considered “old fashioned”, inefficient and often unhealthy. The proponents of what would later be called “progressive architecture” were following the trends of simple lines, fewer but larger rooms and simple and practical construction techniques. Many middle and upper income families abandoned the clustered, urban row house to take advantage of larger detached suburban dwellings. For middle income and working class families the American Foursquare with its simple and economical square shape and four-room plan became the icon of suburban living. The simplicity of the American Foursquare form made it the ideal vehicle for carrying decorative embellishments drawn from revival styles such as Colonial, Mediterranean, Dutch Colonial and Tudor as well as the American Bungalow and Craftsman movements. Architects and builders interpreted these architectural styles in a vernacular or local manner. This was not uncommon throughout the country during this era of architectural revolution.

Pattern books, Sears-Roebuck and other mail order kits from about 1900 to 1930 popularized the American Foursquare which until recently was a style without a name. An unpretentious square form, with a hipped or gable roof, heavy eaves, a porch across the front and one or more dormers characterizes the style. It is reminiscent of the Colonial Revival. As a builder’s or pattern-book house, however, the American Foursquare was highly adaptable. It often contained elements of Tudor, Spanish Revival, Prairie and other styles. The American Foursquare could also be constructed in variety of building materials such as shingle, clapboard, rusticated concrete block, brick and stucco. The blending of the American Foursquare with Craftsman or Prairie influences is the most prominent design in the Ginter Park Terrace Historic District. These houses feature low pitched gable and hipped roofs with wide overhanging eaves with exposed roof rafters, decorative (false) beams or braces under the eaves. Dormers with shed, hipped or gable roofs occur frequently throughout the neighborhood.

One of the outstanding details in Ginter Park Terrace is the full-width porch, a feature common to American Foursquare, Craftsman and Colonial Revival style houses. The means of supporting the porch roof is a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers or upon a solid porch balustrade. Commonly the columns have slopping sides, referred to as battered. The materials

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used for the piers, columns, and solid balustrades are varied and include stone, shingles, brick, concrete block, and stucco. In Ginter Park Terrace they frequently occur in combination.

There are several Colonial Revival-style houses dispersed throughout the neighborhood. Colonial Revival was a popular architectural style between 1880 and 1955. Over this seventy-five year period several subtypes evolved. In Ginter Park Terrace the three predominant Colonial Revival styles feature a hipped roof with full-width porch, a hipped roof without full-width porch and a gambrel roof. However different these subtypes are, they share similar qualities including a rectangular form and an accentuated front door with a decorative crown, which sometimes is extended to create a small entry portico. The exteriors of the Colonial Revival houses in Ginter Park Terrace are brick, stucco, or aluminum siding with either slate or shingled roofs.

The 3000 block of Hawthorne Avenue consists of only seven structures, all of which are oriented toward Pollard Park, the district's western boundary. This block consists of houses which exemplify every architectural style found in the Ginter Park Terrace Historic District. A fine example of an American Foursquare style dwelling with a center hall and matching garage structure remains at 3003 Hawthorne. A notably distinct representation of Mediterranean Revival with Italian Villa features, including French doors, a green glazed tile roof, pergolas, and a formal symmetrical design is located at 3009 Hawthorne. This house also retains its original four-car garage with matching pergolas. The house at 3011 Hawthorne is a Dutch Colonial with a gambrel roof. The distinctly curved roof is extended to form the front porch. An example of Tudor Revival with exposed half-timbering and large gambrels is found at 3013 Hawthorne.

The 3000 block of Noble Avenue consists predominately of American Foursquare and American Bungalow-style houses. Representative of the typical one and one-half story American Bungalow with a brick exterior and the extended main roof integral to the front porch is the dwelling at 3010 Noble. The house at 3004 Noble exemplifies the Colonial Revival style with a side-hall plan, distinct crown molding detailing, granite lintels at the windows, fanlight above the front door, Flemish-bond brick and two distinct dormer windows on the third floor. A variety of period materials are found on the exterior of the houses on Noble Avenue including stone, stucco, brick and clapboard. In some examples all of these materials are uniquely combined on a single exterior.

The 3000 block of Moss Side Avenue has many examples of the American Foursquare in brick and in stucco. The predominate exterior finish, of the thirty-seven original dwellings, is stucco. Seven of the dwellings have brick exteriors. Of those seven brick

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houses, one is Dutch Colonial Revival and another is Tudor Revival. The remaining brick houses are American Foursquare in style. The stuccoed example of an American Foursquare house in this block varies not only in design, but also in the texture and application of the stucco which is characteristic of a process known as "pebble and dash". In this stucco process one or two different sizes of aggregate rock are added to the stucco mixture to create interesting textures and coloring variations in the finished surface.

Pollard Park at the western entrance to the district serves as a buffer to the commercial development along Chamberlayne Avenue. The park once contained a spring-fed creek and rustic pavilions. Today, the park is landscaped with trees and shrubs and scattered benches for passive enjoyment.

Inventory

Chamberlayne Avenue at intersection with Brookland Park Boulevard

Pollard Park: Rolling, grassy site is landscaped with trees and shrubs and scattered with benches. (Contributing site).

Hawthorne Avenue
3000 Block (Odd)

- 3003 1920, two-story frame dwelling, American Foursquare/Craftsman influence, with hipped shingled roof, stucco exterior with one-story stucco porch, 8 double-hung 9/1 wood windows. Contributing garage.
- 3005 1922, two and one-half story frame dwelling, Colonial Revival influence, with hipped shingled roof, aluminum siding exterior, wrap around porch of brick with brick piers, 10 double-hung 9/1 wood windows. Contributing garage.
- 3007 1925, two-story frame dwelling, Colonial Revival/Craftsman influence with open eaves and rafters, with hipped shingled roof, brick exterior with one-story portico with wood columns, 10 double-hung 9/1 wood windows. Contributing garage.
- 3009 1925, two-story Mediterranean Revival dwelling, Italian Villa features, with hipped terra cotta rolled tile roof, brick exterior with one-story portico of brick with brick columns, 10 double-hung 8/1, 4/1 wood windows. Contributing garage.

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- 3011 1923, two-story frame dwelling, Dutch Colonial influence, with gambrel shingled roof, brick exterior with distinct curved roof extended to form front porch, 10 double-hung 8/1, 4/1 wood windows. Contributing garage.
- 3013 1925, two and one-half story dwelling, Tudor Revival influence, with large gambrel shingled roof, brick exterior with one-story portico of brick with wood columns, 11 double-hung 8/8, 6/6, 4/4 wood windows. Contributing garage.
- 3021 1922, two and one-half story dwelling, vernacular Craftsman influence, with side gable shingled roof, stucco exterior with two stoops with overhang and wood piers, 9 double-hung 1/1, 6/1 wood windows. Contributing garage.

Noble Avenue
3000 Block (Even)

- 3000 1922, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3002 1924, two-story dwelling, vernacular Craftsman influence, with gambrel shingled roof, brick exterior with stoop with overhang and wood columns, 11 double-hung 6/6, 5/5 wood windows. Contributing garage.
- 3004 1927, two and one-half story dwelling, Colonial Revival influence, with side gable shingled roof, brick exterior with front stoop and overhang with wood columns, 9 double-hung 6/6, 4/4 wood windows. Contributing garage.
- 3006 1934, two and one-half story dwelling, Colonial Revival influence, with side gable shingled roof, aluminum siding exterior with front stoop and side porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3008 1922, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3010 1931, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.

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- 3012 1920, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3014 1919, two-story dwelling, vernacular form of simple Prairie with Craftsman influence, hipped shingled roof, stucco exterior with full front porch with wood columns, 6 double-hung 6/1 wood windows.
- 3016 1923, two-story dwelling, Craftsman influence, with side gabled shingled roof, aluminum siding exterior with half front porch of stone with wood columns, 11 double-hung 6/6, 6/4 wood windows. Contributing garage.
- 3018 1921, two-story dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with hipped composite shingled roof, brick exterior with full front porch of wood with brick piers, 9 double-hung 9/1, 12/1 wood windows. Contributing garage.
- 3020 1921, two-story frame dwelling, vernacular form of simple Prairie with Craftsman influence, hipped shingled roof, stucco exterior with full front porch with brick piers, 6 double-hung 6/1 wood windows. Contributing garage.
- 3022 1921, two and one-half story frame dwelling, vernacular Craftsman influence, with side gabled shingled roof, stucco exterior with one-story enclosed porch, 10 double-hung 6/1, 1/1 wood windows.
- 3024 1921, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with gambrel shingled roof, stucco exterior with one story porch with brick piers and stucco, 6 double-hung 9/1 wood windows. Contributing garage.
- 3026 1924, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with gable shingled roof, stucco exterior with one story porch with wood piers, 6 double-hung 9/1 wood windows. Contributing garage.

Noble Avenue
3000 Block (Odd)

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- 3001 1919, two and one-half story dwelling, vernacular Bungalow/Craftsman influence, with side gable shingled roof, stucco exterior with two stoops with overhang and wood columns, 7 double-hung 1/1 wood windows. Contributing garage.
- 3003 1923, two-story dwelling, vernacular Bungalow/Craftsman influence, with gable shingled roof, aluminum siding exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows.
- 3005 1922, two and one-half story dwelling, vernacular Bungalow/Craftsman influence, with gambrel shingled roof, wood siding exterior with side porch and front stoop with overhang, 9 double-hung 1/1 wood windows. Contributing garage.
- 3007 1920, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows
- 3009 1925, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3011 1921, two and one-half story dwelling, vernacular Craftsman influence, with hipped shingled roof, stucco exterior with full front porch of wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3013 1921, two-story dwelling, vernacular Bungalow/Craftsman influence, with hipped composite shingled roof, stucco exterior with full front porch of stucco, 6 double-hung 6/1 wood windows. Contributing garage.
- 3015 1927, two-story dwelling, vernacular Bungalow/Craftsman influence, hipped shingled roof, brick exterior with full front porch of wood with brick piers, 10 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3017 Vacant lot
- 3019 1922, two-story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with hipped composite shingled roof, stucco exterior with front stoop and enclosed porch, 5 double-hung 6/6, 12/1 wood windows

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- 3021 1926, two and one-half story frame dwelling, vernacular Bungalow/Craftsman influence, with hipped shingled roof, wood siding exterior with front stoop and wood piers, 5 double-hung 6/6, 1/1, 8/4 wood windows. Contributing garage.
- 3023 1915, two and one-half story frame dwelling, vernacular Bungalow/Craftsman influence, with side gabled shingled roof, stucco exterior with one-story side porch of wood with stucco, 6 double-hung 6/6, 4/4 wood windows. Contributing garage.
- 3025 1922, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with gable composite shingled roof, stucco exterior with one story porch with wood and brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3027 1922, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with side gable composite shingled roof, stucco exterior with one story porch with stucco piers, 8 double-hung 6/6 wood windows. Contributing garage.
- 3029 1924, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with side gable shingled roof, stucco exterior with one story porch with brick and stucco piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3031 1920, two and one-half story frame dwelling, Bungalow/Craftsman with vernacular form of Prairie influence, with hipped shingled roof, stucco exterior with one story porch with wood and brick piers, 6 double-hung 9/1 wood windows. Contributing garage.

Moss Side Avenue
3000 Block (Even)

- 3000 ca. 1920 two-story brick dwelling adapted for shop use (now Flemings Barber Shop) with shop fronting on West Brookland Park Boulevard and entrance at **700 West Brookland Park Boulevard**. Brick garage adapted as business with entrance at **704 West Brookland Park Boulevard**
- 3002 1964, two-story frame dwelling with aluminum siding, gable roof (NC)

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- 3004 1920, two-story frame dwelling, Craftsman influence, with gable shingled roof, asbestos siding exterior with one story porch with brick and aluminum siding, 6 double-hung 9/1 wood windows. Noncontributing garage **(NC)**.
- 3010 1919, two and one-half story frame dwelling, Craftsman influence, with side gable shingled roof, brick exterior with one-story stucco porch, 9 double-hung 6/1, 9/1 wood windows. Contributing garage.
- 3012 1919, two-story frame dwelling, Craftsman influence, with side shingled gable roof, asbestos shingles exterior with one-story wood Portico stoop, 8 double-hung 6/1 wood windows
- 3014 1919, two and one-half stories frame dwelling, Craftsman influence, with gable shingled roof, stucco exterior with one-story wood/stucco porch, 8 double-hung 6/1 wood windows
- 3016 1927, two and one-half story frame dwelling, Craftsman influence, with hipped shingled roof, brick exterior with one-story wood/brick porch, 6 double-hung 6/1, 8/1 wood windows
- 3018 1920, two-story frame dwelling, Bungalow/Craftsman influence, with gable shingled roof, brick exterior with one-story brick porch, 6 double-hung 1/1 aluminum windows
- 3020 1929, two-story frame dwelling, Bungalow/Craftsman influence, with gable composite shingled roof, stucco exterior with one-story porch; brick with stucco, 6 double-hung 6/1 wood windows. Contributing garage.
- 3022 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gable shingled roof, brick exterior with one-story porch; wood with aluminum, 6 double-hung 9/1 wood windows. Contributing garage.
- 3024 1920, two-story frame dwelling, Bungalow/Craftsman influence, with gable shingled roof, stucco exterior with one-story porch; stucco with wood columns, 7 double-hung 6/1, 9/1 wood windows. Contributing garage.

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- 3026 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; stucco with wood, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3028 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with full-front porch; wood with brick piers, 9 double-hung 9/1 wood windows. Contributing garage.
- 3030 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, brick exterior with full-front porch; wood with brick piers, 8 double-hung 1/1 aluminum windows. Contributing garage.
- 3032 1975, one-story frame dwelling with aluminum siding, gable roof **(NC)**
- 3034 1923, two and one-half story frame duplex, Bungalow/Craftsman influence, with gambrel composite shingled roof, stucco exterior with full-front porch; wood with wood piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3036 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable shingled roof, wood siding exterior with full-front porch; wood with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3038 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable shingled roof, stucco exterior with one-story porch; stucco with brick piers, 6 double-hung 9/1 wood windows

Moss Side Avenue
3000 Block (Odd)

- 3001 1962, two-story concrete block multi-family building with flat roof **(NC)**
- 3003 1922, two-story frame dwelling, Craftsman influence, with hipped shingled roof, stucco exterior with one story wood porch with aluminum awning, 5 double-hung 1/1 aluminum storm windows – the historic significance has been reduced with the addition of the aluminum awning and aluminum storm windows. Contributing garage.

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- 3005 1923, two-story frame dwelling, Craftsman with Prairie influence, with side gable shingled roof, stucco exterior with one story stucco porch, 5 double-hung 6/1 wood windows. Contributing garage.
- 3007 1916, two-story frame dwelling, Craftsman with Prairie influence, with gambrel shingled roof, brick exterior with one story wood portico stoop, 7 double-hung 6/1, 9/1 wood windows. Contributing garage.
- 3009 1916, two-story frame dwelling, Craftsman influence, with gable shingled roof, brick exterior with one-story wood and stucco porch, 7 double-hung 6/1, 9/1 wood windows. Contributing garage.
- 3011 1919, two-story frame dwelling, Craftsman influence, with side slate, gable shingled roof, brick exterior with one-story wood and stucco porch, 6 double-hung 6/1, 4/1 wood windows. Contributing garage.
- 3013 1919, two-story frame dwelling, Craftsman influence, with hipped shingled roof, stucco exterior with one-story wood/stucco porch, 6 double-hung 6/1 wood windows. Contributing garage.
- 3015 1927, two and one-half story frame dwelling, Craftsman influence, with hipped composite shingled roof, stucco exterior with one-story wood/brick porch, 6 double-hung 1/1 aluminum windows – converted to two-family dwelling with two single leaf wood entrance doors. Noncontributing garage **(NC)**.
- 3017 1920, two and one-half story frame duplex, Craftsman influence, with hipped shingled roof, stucco exterior with one-story wood/stucco porch, 6 double-hung 6/1 wood windows. Contributing garage.
- 3019 1927, one and one-half story frame dwelling, Bungalow/Craftsman influence, with gambrel shingled roof, stucco exterior with one-story stucco porch, 6 double-hung 6/1, 8/1 wood windows
- 3021 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped composite shingled roof, stucco exterior with one-story brick porch, 6 double-hung 1/1 aluminum windows. Contributing garage.

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- 3023 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco with aluminum siding exterior with one-story porch; stucco with brick piers, 6 double-hung 9/1 wood windows
- 3025 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gambrel shingled roof, brick exterior with one-story porch; stucco with brick piers, 6 double-hung 1/1 aluminum windows. Contributing garage.
- 3027 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; stucco with wood, 6 double-hung 9/1 wood windows. Contributing garage.
- 3029 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped composite shingled roof, stucco exterior with one-story porch; stucco, 6 double-hung 9/1 wood windows
- 3031 1919, two and one-half story frame dwelling converted to duplex, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; stucco with wood piers, 6 double-hung 9/1 wood windows
- 3033 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gambrel composite shingled roof, stucco exterior with full-front porch; wood with wood piers, 6 double-hung 9/1 wood windows
- 3035 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; wood with wood columns, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3037 1918, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; stucco with wood, 5 double-hung 9/1 wood windows
- 3039 1919, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable shingled roof, stucco exterior with one-story porch; wood with brick piers, 6 double-hung 1/1 aluminum windows. Contributing garage.

Montrose Avenue
3000 Block (Even)

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- 3000 1916, two and one-half story frame duplex, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with full-front porch with deck; wood with brick, 3 double-hung 8/1 wood windows. Contributing garage.
- 3002 1927, two and one-half story frame duplex, Bungalow/Craftsman influence, with gambrel shingled roof, stucco exterior with full-front porch with deck; wood with brick, 8 double-hung 1/1 wood windows. Contributing garage.
- 3004 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with one-story porch; stucco with brick piers, 7 double-hung 1/1, 4/1, 6/1 wood windows. Contributing garage.
- 3006 1922, two and one-half story frame dwelling converted to duplex, Bungalow/Craftsman influence, with side gable shingled roof, stucco exterior with one-story porch; stucco with brick piers, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3008 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable composite shingled roof, stucco exterior with one-story porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3010 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable composite shingled roof, stucco exterior with one-story porch; stucco, 6 double-hung 1/1 aluminum windows
- 3012 1920, two and one-half story frame dwelling, Colonial Revival style with Craftsman influence, with hipped shingle roof, wood siding exterior with one-story porch; with wood columns, 10 double-hung 1/1 aluminum windows
- 3014 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable shingled roof, stucco exterior with one-story porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3016 1934, two and one-half story frame dwelling, wonderful example of a vernacular form of Prairie/Bungalow/Craftsman with four-square plan, hipped shingled roof, stucco exterior with one-story wrap-around porch; stucco with brick piers, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.

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- 3018 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence with four-square plan, hipped shingled roof, brick exterior with full-front porch; brick with wood columns, 7 double-hung 6/1, 4/1 wood windows. Contributing garage.
- 3020 1967, one-story, frame dwelling with aluminum siding, gable roof **(NC)**. Noncontributing garage **(NC)**.
- 3022 1916, two and one-half story frame dwelling, Dutch Colonial influence with side gambrel shingled roof, brick exterior with two porches; front portico and enclosed side; wood with wood columns, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3024 1916, two story frame dwelling, Colonial Revival influence with two front gables, with center and side gable composite shingled roof, brick exterior with front portico; wood, 9 double-hung 9/1 wood windows
- 3026 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, wood siding exterior with full-front porch; wood with wood columns, 6 double-hung 1/1 aluminum storm windows
- 3028 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with wood columns, 6 double-hung 1/1 aluminum storm windows. Contributing garage.
- 3030 1924 two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; brick with brick columns, 7 double-hung 9/1 wood windows. Contributing garage.
- 3032 1922 two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable composite shingle roof, stucco exterior with full-front porch; stucco with brick battered piers, 6 double-hung 9/1 wood windows
- 3034 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gable shingle roof, stucco exterior with full-front porch; stucco with wood columns and battered brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3036 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows. Contributing garage.

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- 3038 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with stucco, 6 double-hung 9/1 wood windows. Contributing garage.
- 3040 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gable shingle roof, stucco exterior with full-front porch; wood with wood columns, 7 double-hung 9/1 wood windows. Contributing garage.
- 3042 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with stucco piers, 6 double-hung 6/1 wood windows

Montrose Avenue
3000 Block (Odd)

- 3001 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with full-front porch; stucco, 5 double-hung 9/1 wood windows
- 3003 1922, two-story frame dwelling, Bungalow/Craftsman influence, with side gable shingled roof, brick exterior with one-story porch; wood with wood columns, 5 double-hung 6/1 wood windows
- 3005 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped composite shingled roof, stucco exterior with one-story wrap-around porch; stucco, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3007 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped composite shingled roof, stucco exterior with one-story wrap-around porch; stucco, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3009 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped rolled tile roof, stucco exterior with one-story porch; wood with columns, 6 double-hung 9/1, 6/1 wood windows

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- 3011 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped metal standing seam roof, wood siding exterior with one-story porch; wood with columns, 7 double-hung 9/1, 6/1 wood windows. Contributing garage.
- 3013 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable composite shingle roof, stucco exterior with one-story porch; with wood columns, 7 double-hung 1/1 aluminum windows. Contributing garage.
- 3015 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingled roof, stucco exterior with full-front porch; stucco, 5 double-hung 9/1 wood windows. Contributing garage.
- 3017 1920, one and one-half story frame dwelling, Bungalow/Craftsman influence with four-square plan, hipped rolled tile roof, brick exterior with full-front porch; wood with wood columns, 6 double-hung 6/1, 4/1 wood windows. Contributing garage.
- 3019 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, brick exterior with enclosed front porch; stucco with aluminum siding, 4 double-hung 1/1 aluminum storm windows – the addition of the aluminum siding and storm windows reduce the historic significance. Contributing garage.
- 3021 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence with four-square plan, gable shingled roof, brick exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows
- 3023 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gable shingle roof, stucco exterior with full-front porch; stucco, 9 double-hung 1/1 aluminum storm windows. Contributing garage.
- 3025 1919, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with wood columns, 7 double-hung 1/1 wood windows. Contributing garage.
- 3027 1965, one-story, frame dwelling with aluminum siding, gable roof **(NC)**
- 3029 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gable shingle roof, stucco exterior with full-front porch; stucco, 6 double-hung 6/1 wood windows. Contributing garage.

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- 3031 1924 two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, wood siding exterior with full-front porch; wood with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3033 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, with gambrel shingle roof, stucco exterior with full-front porch; stucco with wood columns and brick piers, 6 double-hung 9/1 wood windows
- 3035 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, with side gable shingle roof, stucco exterior with full-front porch; wood columns with battered brick piers, 7 double-hung 6/1 wood windows. Contributing garage.
- 3037 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, brick exterior with full-front porch; wood with brick piers, double-hung 9/1, 6/1 wood windows
- 3039 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, with hipped shingle roof, stucco exterior with full-front porch; wood with stucco, 6 double-hung 9/1 wood windows. Contributing garage.
- 3041 1923, one-story frame vernacular dwelling, Bungalow with Craftsman influence, with gable shingle roof, stucco exterior with full-front porch; stucco, 3 double-hung 9/1 wood windows. Contributing garage.
- 3043 1926, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood siding exterior with full-front porch; wood with brick piers, 7 double-hung 6/1 wood windows. Contributing garage.
- 3045 1920, two and one-half story frame dwelling, Bungalow/Craftsman with transitional Colonial Revival influence with the covered drive, with gable shingle roof, stucco exterior with full-front porch; wood with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3047 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood siding exterior with full-front porch; wood with brick piers, 7 double-hung 6/1 wood windows

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Edgewood Avenue
3000 Block (Even)

- 3004 1923, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 6/6 wood windows
- 3008 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood weatherboard exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows. Contributing garage.
- 3010 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood weatherboard exterior with full-front porch; wood with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3012 1920 two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with stucco columns, 6 double-hung 9/1 wood windows. Contributing garage.
- 3014 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3016 1921 two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, wood siding exterior with full-front porch, wood with brick piers, 6 double-hung 9/1 wood windows
- 3018 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, aluminum siding exterior with full-front porch; wood with looking stone columns, 7 double-hung 1/1 aluminum windows
- 3020 1920 two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; wood with brick piers, 6 double-hung 6/1 wood windows. Contributing garage.
- 3024 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with stucco piers, 6 double-hung 6/1 wood windows. Contributing garage.

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Edgewood Avenue

3000 Block (Odd)

- 3005 1926, two and one-half story frame dwelling, Bungalow/Craftsman influence, gambrel shingle roof, stucco exterior with full-front porch; stucco with battered brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3007 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, side gable shingle roof, stucco exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows. Contributing garage.
- 3009 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, aluminum siding exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows
- 3011 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with partial-front porch, 8 double-hung 9/1 wood windows. Contributing garage.
- 3013 1923 two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3015 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows
- 3017 1919, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; wood with stucco piers, 8 double-hung 6/1 wood windows. Contributing garage.
- 3019 1919, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; wood with brick piers and aluminum sided roof, 6 double-hung 6/1 wood windows. Contributing garage.

Edgewood Avenue

3100 Block Even

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- 3100 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, wood weatherboard exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3102 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3104 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco piers, 5 double-hung 6/1 wood windows. Contributing garage.
- 3106 1916, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 6/1 wood windows. Contributing garage.
- 3108 1925, two-story frame dwelling, Bungalow/Craftsman influence, hipped composite shingle roof, stucco exterior with partial-front porch; wood columns, 10 double-hung 1/1 aluminum windows. Contributing garage.
- 3110 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with stucco piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3112 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3114 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; wood with wood columns, 6 double-hung 6/1 wood windows. Contributing garage.
- 3116 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, side gable shingle roof, stucco exterior with full-front porch; wood with brick piers, 6 double-hung 6/1 wood windows. Contributing garage.

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- 3118 1920, two-story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco columns, 6 double-hung 6/1 wood windows. Contributing garage.
- 3120 1922, two-story frame dwelling, no relative style, original Craftsman influence, hipped shingle roof, stucco exterior with full-front enclosed porch; screened, 6 double-hung 9/1, 12/1 wood windows
- 3122 1927, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco columns, 6 double-hung 6/1 wood windows. Contributing garage.
- 3124 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood weatherboard exterior with full-front porch; wood with wood columns, 6 double-hung (panes not visible) wood windows. Contributing garage.
- 3126 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, wood siding exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows
- 3128 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable shingle roof, stucco exterior with full-front porch; stucco with stucco battered columns, 7 double-hung 6/1 wood windows

Edgewood Avenue
3100 Block Odd

- 3101 1920, two-story frame dwelling, Bungalow/Craftsman influence, side and front gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 5 double-hung 6/1 wood windows. Contributing garage.
- 3103 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, gable composite shingle roof, wood siding exterior with full-front and side porches; stucco with stucco piers, 5 double-hung 9/1, 6/1 wood windows. Contributing garage.

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- 3105 1923, two-story frame dwelling, Colonial Revival w/Craftsman influence with the open eaves, gable shingle roof, wood siding exterior with front stoop with overhang; wood and enclosed side porch, 5 double-hung 6/1 wood windows. Contributing garage.
- 3107 1920, two and one-half story frame dwelling, Bungalow/Craftsman influence, side gable composite shingle roof, aluminum siding exterior with stoop with overhang; wood, 5 double-hung 1/1 aluminum windows. Contributing garage.
- 3109 1925, two and one-half story frame dwelling, Bungalow/Craftsman influence, gambrel shingle roof, stucco exterior with front stoop with overhang; wood, 6 double-hung 6/1 wood windows. Contributing garage.
- 3111 1924, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3113 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, side gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 9/1 wood windows. Contributing garage.
- 3115 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, side gable shingle roof, stucco exterior with full-front porch; stucco with brick piers, 6 double-hung 6/1 wood windows. Contributing garage.
- 3117 1922, one and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 4 double-hung 9/1 wood windows. Contributing garage.
- 3119 1927, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with brick piers, 7 double-hung 9/1 wood windows. Contributing garage.
- 3121 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; wood with wood columns, 6 double-hung 9/1 wood windows. Contributing garage.
- 3123 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco columns, 6 double-hung 6/1 wood windows. Contributing garage.

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- 3125 1921, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped composite shingle roof, stucco exterior with full-front porch; fluted wood columns, 6 double-hung 9/1 wood windows
- 3127 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco piers, 6 double-hung 9/1 wood windows
- 3129 1922, two and one-half story frame dwelling, typical Bungalow/Craftsman, but with Dutch Revival influence, gable shingle roof, stucco exterior with full-front porch; stucco with stucco battered columns, 6 double-hung 6/1 wood windows
- 3131 1922, two and one-half story frame dwelling, Bungalow/Craftsman influence, hipped shingle roof, stucco exterior with full-front porch; stucco with stucco columns, 6 double-hung 9/1 wood windows
- 3133 1922, two and one-half story frame dwelling, Craftsman/foursquare plan, front gable slate roof with wood molding lending a Dutch revival feel; stucco with full-front porch with stucco battered columns; 6 double-hung 9/1 windows. Contributing garage.
- 3135 ca. 1920 two-story frame dwelling, Bungalow/Craftsman influence, gable roof with composition shingles, stucco exterior

Brookland Park Boulevard

- 410 one-story dry-cleaning business with asphalt parking area in front. **(NC)**
- 500 one-story, used-car business with asphalt parking area in front. **(NC)**
- 700 & 704 See 3000 Moss Side Avenue

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Statement of Significance

Just as Richmond, Virginia led the nation in the development of the first electric street railway system, its Northside suburbs were among the earliest speculative real estate developments in the United States that were tied to the new technology. Richmond made history on May 4, 1888 when it placed the world's first commercially successful electric street railway or trolley system in full service. The introduction of "an electric streetcar system began to change the physical landscape of the city and to shift attention from the old wards to new suburban sections."² Streetcar companies and land speculators were often one and the same. They bought suburban tracts and often placed amusement and picnic sites at the end of the trolley lines as an inducement to potential homeowners. The tranquility of Richmond's Northside was a tremendous lure for citizens, especially the upper and middle classes, who were growing dissatisfied with the declining quality of life in the inner city. The area was also extremely attractive to a new breed of businessman, the real estate speculator. Principle among the early Northside real estate speculators and developers were James H. Barton and Lewis Ginter. Matthew Gilmour, a speculator, purchased the wedge-shaped Ginter Park Terrace property in 1890 along with numerous other holdings but the neighborhood was not platted or marketed until 1913. Thus making it part of the second wave of Northside development that occurred in the first two decades of the twentieth century.

Criteria Statement

The Ginter Park Terrace Historic District is eligible for listing in the National Register of Historic Places under criterion A because it, like many of Richmond's north side residential areas, is associated with the city's early entry into the field of speculative real estate development made possible by the development in 1888 of an electric street railway system. The district is also eligible under criterion C because it exhibits a fine collection of 20th-century residential architectural styles including American Foursquare in brick, stone, stucco and weatherboard with all manner of stylistic variations, as well as Colonial Revival, Dutch Colonial, Tudor Revival, Bungalow and Spanish and Mediterranean Revival styles.

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Historic Background

Northside refers to a large plateau, once a part of Henrico County, rising above Bacon's Quarter Branch to the north of the city proper. It is bounded roughly by the Chesapeake and Ohio Railroad line on the east, the 1867 city boundary on the south, and the Seaboard AirLine Railway on the west. The northern boundary was established in 1914 when this large area was annexed into the city of Richmond. Isolated from the city by the ravine carved by Bacon's Quarter Branch, prior to 1880 the district was largely undeveloped with the exception of some scattered estates and farmsteads. A single road, the Brook Turnpike extended north from the city to the town of Ashland. The valley between Northside and the city was committed to industrial development and railway tracks, which further separated the two areas. The heights themselves were described as "a region of unsurpassing beauty. The high plateau, the undulating hills, the gentle slopes, at the feet of which sparkling streamlets dance and play in hundreds of eddies and dainty waterfalls as they busily pursue their flower-strewn ways through shadowy vales and sunny meadows, combine to make a landscape of almost unequalled loveliness."³ James H. Barton, a successful real estate speculator from Little Rock, Arkansas, was drawn to the natural beauty of the Northside and its close proximity to the city. Barton also recognized the need to bridge the ravine separating the two and foresaw the electric streetcar as a possible solution. The first of two viaducts to cross Bacon's Quarter Branch and the industrial area was completed on April 23, 1891 by James H. Barton's Brookland Railway and Improvement Company and connected First Street to the bottom of Monteiro Street. The developers of Northside were also principals in the new technological enterprise. The incorporators of the Brookland Railway were also involved in The Northside Land Company, which was simultaneously developing Chestnut Hill and Highland Park, accessed by the Fifth Street Viaduct (Northside Viaduct), which was completed in 1892.⁴ In 1927 the two viaduct entities finally merged to form the Richmond Viaduct Company. In 1932 the latter was itself absorbed into the Virginia Electric and Power Company (VEPCO).⁵ Streetcar service to Northside ended on October 23, 1949.

Northside contains a collection of suburban developments that were the result of real estate speculation by a number of individuals, beginning in the late nineteenth century.

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The three earliest subdivisions, Brookland Park, Chestnut Hill and Barton Heights, were created in February, September and December of 1889. Together they represent a good cross-section of early twentieth-century middle-class housing and reflect the nationwide pattern of private development spurred by the introduction of commuter railway lines to outlying districts of the city center. Entrepreneurs offering home sites and ready-designed homes to a growing middle and professional class created these new neighborhoods. With James Barton, a new type of developer was arriving on the scene, one whose principal occupation was land development. This phenomenon was in contrast to the familiar type of developer who typically sidelined in real estate sales while practicing other professions. Alliances within the business community permitted these new developers to trade on advances in technology, like the electric streetcar, to promote their new towns and suburbs. Richmond's Northside developments were the first of the nation's "streetcar suburbs," predating well-known national examples such as Chevy Chase, Maryland, and Oakland and Los Angeles, California, by four and six years, respectively.⁶

Brookland Railway and Improvement Company's First Street viaduct crossed Bacon's Quarter Branch into the heart of Northside, an area collectively known as Barton Heights. In 1889, James H. Barton acquired two large tracts of land - Brookland Park and Barton Heights. Barton Heights met with instant success, but Brookland Park was sparsely developed until 1910. Barton Heights was so successful that in 1896 it was incorporated as a town in Henrico County. In 1895, the Brookland Railway (First Street Viaduct) was extended westward along Brookland Park Boulevard, into Lewis Ginter's suburbs, then northward up the median of Chamberlayne Avenue. At Laburnum Avenue, the line turned west to Hermitage Road also called Lakeside Avenue, where it turned north leading to Lakeside Park.

Unlike the other Northside developers, Lewis Ginter was of the old school. He was a founder of the American Tobacco Company and his real estate interests were more altruistic in nature than profit oriented. Ginter himself observed that it was not important if he saw a return on his real estate investment.⁷ Ginter's venture also differed from the other Northside developments in that it was geared toward the upper middle class and linked to an amusement park. In 1883 Ginter made the first of his Northside land

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acquisitions: the 418-acre Westbrook plantation. Ginter made additional land acquisitions in 1888 and 1889 and in 1891 he formed the Sherwood Land Company to advance his dream of suburban estates. Planning for Sherwood Park began in 1891, but this residential development was not started until 1928, thirty-one years after Ginter's death. The first houses were constructed in Ginter Park during 1895, and in 1896 Ginter established the Lakeside Wheel and Country Club at the end of the trolley line. When Ginter died in 1897, much of his vision had not been realized and was left to others to complete.

The service extension of the trolley line spurred commercial development at the intersection of Brookland Park Boulevard and North Avenue. The expansion also guaranteed the success of additional suburbs to the north and west. The Oak Park subdivision was laid out in 1890 as part of Joseph M. Fourqurean's North Street subdivision. The Highland Park Realty Corporation, another interest of Joseph M. Fourqurean, laid out the first phase of Battery Court in 1906. Between 1910 and 1911, three more subdivisions-Parkland, Norwood and Belrose-were laid out and Battery Court was expanded. John Stewart and Jonathan, sons of Joseph Bryan, began the adjacent Laburnum Park, in 1911. North Richmond Terrace, Roland Park, Ginter Park Terrace and Alvista Heights followed in 1913 and 1914. John Pope, Lewis Ginter's adopted son, began developing plans for Bellevue prior to his death in 1896 on property that he and Ginter purchased in 1883. It was not until 1919 when J. Lee and C. W. Davis purchased the 165-acre tract that it was developed. The remainder of the Bellevue subdivision, which includes areas known as Monticello Place, Virginia Place and Brookdale, was principally developed in the 1920s and 30s. The last of the streetcar-influenced subdivision was Woodrow Park in 1924.

Matthew Gilmour, of whom little is known, began acquiring land, principally on the Northside, in the late nineteenth century. On June 21, 1890 he purchased the thirty-eight acre Ginter Park Terrace tract from James Barton and Lawrence Lamb. Gilmour referred to the property as Brookland Heights. But it appears that he never subdivided the property into lots for sale or development. In February of 1913 Ginter Park Realty Corporation purchased the thirty-eight acres from Gilmour and had it subdivided and platted as Ginter Park Terrace. Ginter Park Realty Corporation had no ties to the estate

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of Major Lewis Ginter. It only traded on the value of the Ginter name and the success of the nearby Ginter Park neighborhood. C. Cortlandt Walton, Jr. established Ginter Park Realty Corporation in 1912. Born in Cumberland County, he moved to Norfolk in early childhood. It was in Norfolk in 1905 that Walton first entered the real estate business. He moved to Richmond in 1912 where he developed a number of subdivisions until 1928 when he became a manager of the mortgage and loan department of the Southern Bank and Trust Company.⁸

The next major revolution in transportation, the introduction of the automobile to the American landscape, would herald the demise of the trolley in Richmond. "By noon on Friday, November 25, 1949, the last streetcar, 'Old No. 408,' had completed its final run on the Hull Street-Highland Park (in Northside) line. The Virginia Transit Company allowed the public to come to its railyard on Chimborazo Hill to take away 'souvenirs.' All the trolleys were then burned to remove the wood from the steel frames, and the metal was sold for scrap."⁹ By the time the streetcar meet its demise the Northside suburbs were fully developed and suburban growth pushed further out into the surrounding counties.

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Geographical Data

Verbal Boundary Description

Starting at a point at the northwest corner of the intersection of the alley between Edgewood and Griffin Avenues and Brookland Park Boulevard; then heading west following the north side of Brookland Park Boulevard to the intersection with the east side of Ladies Mile Road; then heading northeast following the east side of Ladies Mile Road to the point where Ladies Mile road turns to the east; then following the south side of Ladies Mile road to the intersection with the west side of the alley between Edgewood and Griffin Avenues; then south following the west side of the alley to the point of origin.

Boundary Justification

The boundary for the Ginter Park Terrace Historic District is the same as that shown on the 4 February 1913 plat recorded in Henrico County Plat Book 10 page 56. The boundaries of the neighborhood have been consistent since the land was first transferred in 1890 from Barton and Lamb to Matthew Gilmour.

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Photographic Index

The following information is the same for all photographs:

Property: Ginter Park Terrace Historic District
Location: Richmond, VA 127-5678
Photographer: Cary Brown
Date: May 2002
Negatives File: Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia

Negative Number:

Photo 1 of 18: 3023 Montrose Avenue
Photo 2 of 18: 3123 Edgewood Avenue
Photo 3 of 18: East side of Edgewood Avenue, looking south
Photo 4 of 18: East side of Moss Side Avenue, looking north
Photo 5 of 18: 3030 Moss Side Avenue
Photo 6 of 18: 3019 Moss Side Avenue
Photo 7 of 18: West side of Montrose Avenue, looking south
Photo 8 of 18: 3014 Montrose Avenue
Photo 9 of 18: 3017 Montrose Avenue
Photo 10 of 18: 3016 Montrose Avenue
Photo 11 of 18: West Side of Montrose Avenue, looking south
Photo 12 of 18: 3043 Montrose Avenue

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Photo 13 of 18: 3031 Nobel Avenue

Photo 14 of 18: 2032 Noble Avenue

Photo 15 of 18: West side of Noble Avenue, looking south

Photo 16 of 18: 3007 Hawthorne Avenue

Photo 17 of 18: 3009 Hawthorne Avenue

Photo 18 of 18: Pollard Park, looking south

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End Notes

¹ Robert P. Winthrop, Richmond's Architecture, (The Richmond Times-Dispatch Sunday Real Estate Section, August 9 through October 11, 1981), p. 13.

² Marie Tyler McGraw, At the Falls: Richmond, Virginia, & Its People (Chapel Hill: The University of North Carolina Press, 1994), p. 200.

³ Frederick Jarrard Anderson, A People Called Northminster: The History of Barton Heights and Northminster Baptist Churches, 1891-1978 (Richmond, VA.: 1979), p. 17.

⁴ Louis Manarin and Clifford Dowdy, The History of Henrico County (Charlottesville: 1984) p. 353.

⁵ Carlton N. McKenney, Rails in Richmond (Glendale, CA: 1986) passim.

⁶ Kenneth T. Jackson, Crabgrass Frontier: The Suburbanization of the United States, (New York: Oxford University Press, 1984), p. 118-124.

⁷ David D. Ryan with Wayland W. Rennie, Lewis Ginter's Richmond, (Richmond, 1991), pp. 12-13.

⁸ Richmond Times Dispatch, September 19, 1946, p. 13 "C. C. Walton Dies Here at Age of 66"

⁹ Harry M. Ward, Richmond: An Illustrated History (Northridge: Windsor Publications, Inc., 1985), p. 294.